175.0	0004	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	578,100	/	578,100
USE VALUE:	578,100	/	578,100
ASSESSED:	578,100	/	578,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERREIRA MARIA V/LIFE EST
Owner 2:	FERREIRA JOSEPH R/COOK DEANNA
Owner 3:	
Street 1:	56 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FERREIRA MARIA V -
Owner 2:	-
Street 1:	56 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	192,000		386,100	578,100
Total Card	0.101	192,000		386,100	578,100
Total Parcel	0.101	192,000		386,100	578,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.13 | /Parcel: 430.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117331
GIS Ref	
GIS Ref	
Insp Date	06/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0013.0

!13655!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	192,000	0	4,386.	386,100	578,100		Year end	12/23/2021
2021	101	FV	185,400	0	4,386.	386,100	571,500		Year End Roll	12/10/2020
2020	101	FV	185,400	0	4,386.	386,100	571,500	571,500	Year End Roll	12/18/2019
2019	101	FV	174,100	0	4,386.	380,600	554,700	554,700	Year End Roll	1/3/2019
2018	101	FV	174,100	0	4,386.	292,300	466,400	466,400	Year End Roll	12/20/2017
2017	101	FV	174,100	0	4,386.	275,800	449,900	449,900	Year End Roll	1/3/2017
2016	101	FV	174,100	0	4,386.	253,700	427,800	427,800	Year End	1/4/2016
2015	101	FV	162,700	0	4,386.	237,200	399,900	399,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:28:23

LAST REV

Date	Time
07/30/18	12:12:25
mmcmakin	

USER DEFINED

Prior Id # 1:	117331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13655

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERREIRA MARIA	47553-353		8/1/2006	Family	79,050	No	No		
MC CAFFREY KENN	44212-364		12/1/2004		389,000	No	No		
	13815-338		10/1/1979		60,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/1995	537	Manual	2,750					REROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	BS	Barbara S
3/10/2009	Inspected	163	PATRIOT
12/10/2008	Measured	336	PATRIOT
9/22/2005	Fieldrev-Chg	BR	B Rossignol
3/27/2005	MLS	MM	Mary M
2/7/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA:	0.10069	Total SF/SM:	4386	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	386,105	Spl Credit		Total:	386,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278280
Depreciation:	86267
Depreciated Total:	192013

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

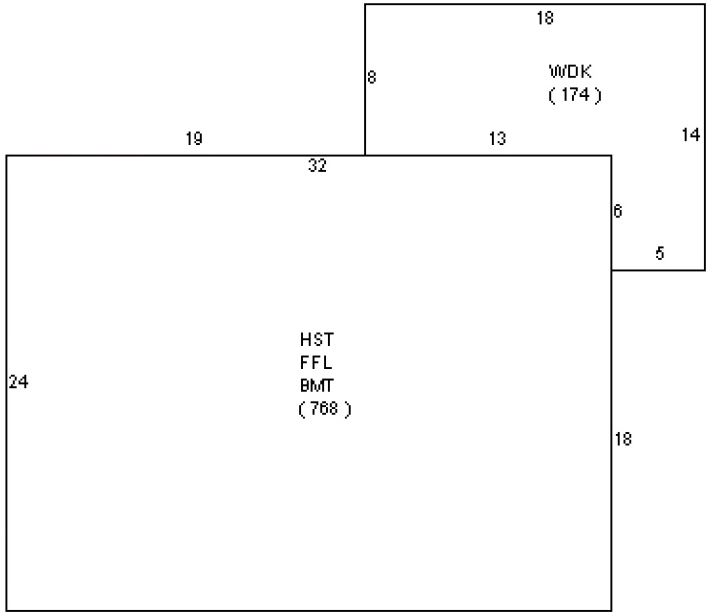
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	91.69
Final Total:	192000	Val/Su SzAd	166.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	53.620	41,181
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
WDK	Deck	174	11.750	2,044

Net Sketched Area:	2,094			Total:	214,280
Size Ad	1152	Gross Area	2478	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: